

TOM BLOXHAM MBE Hon FRIBA FRSA

URBAN SPLASH GROUP CHAIRMAN

CHAIR: Urban Splash Group Ltd

CHAIR: Arts Council England - North West

CHAIR: Baa Bar Ltd

MEMBER OF COUNCIL: Arts Council England

CHAIR: Manchester International Festival

DIRECTOR: Liverpool Capital of Culture Company

URBAN SPLASH



From a student grant . . . .

. . . . to over two hundred  
million pounds in completed  
developments . . . .

. . . . and over six hundred  
million pounds development  
programme

Over 1 000 new homes, and  
over 3 000 new jobs created



POSTER SHOP - 1986





AFFLECKS ARCADE - 1987

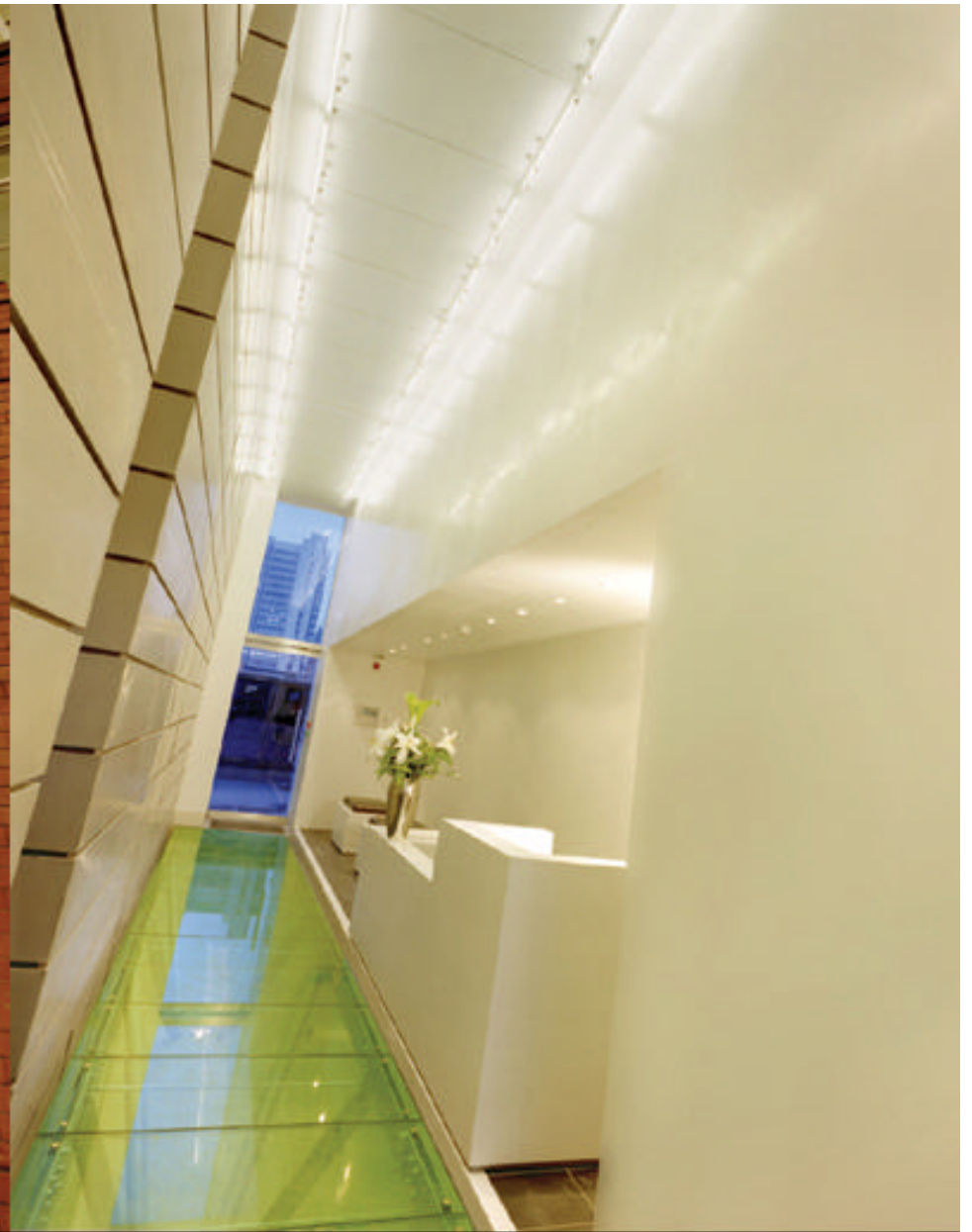


LIVERPOOL PALACE - 1991





DUCIE HOUSE, MANCHESTER - 1991



DUCIE HOUSE, MANCHESTER - 2003





- 65 office units, 1 cafe
- Superior reception area

- Units from 80 sq ft to 4 000 sq ft
- 24 hour access everyday

DUCIE HOUSE - MANCHESTER





CONCERT SQUARE, LIVERPOOL - 1993



CONCERT SQUARE, LIVERPOOL - 1995





CONCERT SQUARE, LIVERPOOL - 2002





- 18 apartments / 6 retail units
- Liverpool's first loft apartments

- 45 000 sq ft
- RIBA Award for Architecture 1996

CONCERT SQUARE - LIVERPOOL



SCHOOLHOUSE, MANCHESTER - 1994





SCHOOLHOUSE, MANCHESTER - 1996





- 15 office units
- Extensive landscaping

- 23 000 sq ft
- RIBA Award for Architecture 1996

SCHOOLHOUSE - MANCHESTER



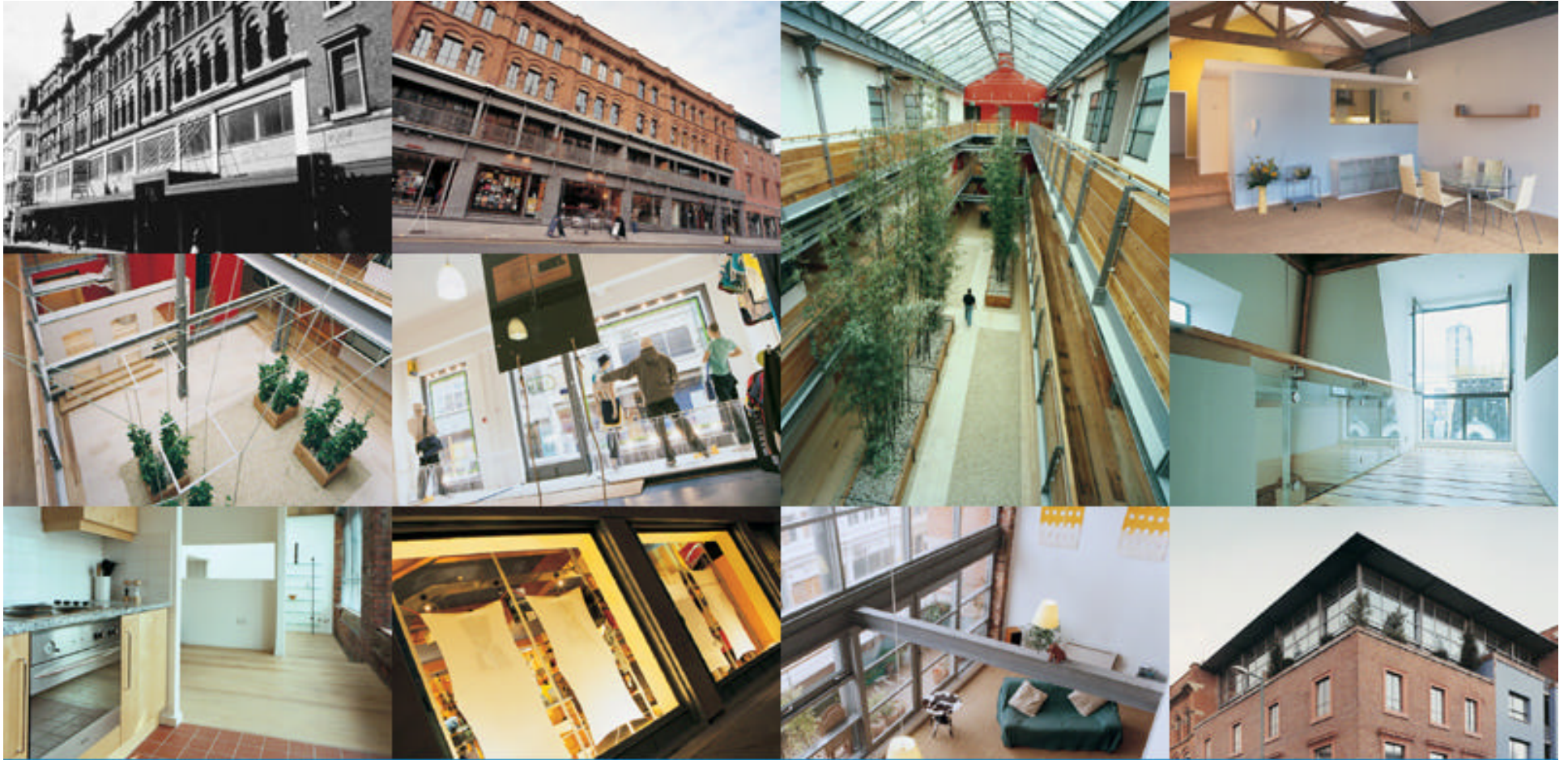
SMITHFIELD BUILDINGS, MANCHESTER - 1995





SMITHFIELD BUILDINGS, MANCHESTER - 1998





- 81 apartments / 23 retail units
- Spectacular landscaped atrium

- 144 500 sq ft
- RIBA Award for Architecture 1998

SMITHFIELD BUILDINGS - MANCHESTER



BRITANNIA MILLS, MANCHESTER - 1998





BRITANNIA MILLS, MANCHESTER - 2000



BRITANNIA MILLS, MANCHESTER - 1998





BRITANNIA MILLS, MANCHESTER - 2000





- 125 canalside apartments
- Private landscaped courtyard

- 120 000 sq ft
- RIBA Award for Architecture 2001

BRITANNIA MILLS - MANCHESTER



COLLEGIATE, LIVERPOOL - 1997





COLLEGIATE, LIVERPOOL - 2001



COLLEGIATE, LIVERPOOL - 1997





COLLEGIATE, LIVERPOOL - 2001





COLLEGIATE, LIVERPOOL - 1997



COLLEGIATE, LIVERPOOL - 2001





- 95 apartments
- Grade II\* Listed former school
- 120 000 sq ft
- RIBA Award for Architecture 2002

COLLEGIATE - LIVERPOOL



MATCHWORKS, LIVERPOOL - 1999





MATCHWORKS, LIVERPOOL - 2001





MATCHWORKS, LIVERPOOL - 1999



MATCHWORKS, LIVERPOOL - 2001





MATCHWORKS, LIVERPOOL - 1999



MATCHWORKS, LIVERPOOL - 2001





- 8 office units
- 900 jobs created

- 90 000 sq ft
- RIBA Award for Architecture 2002

MATCHWORKS - LIVERPOOL





TEA FACTORY, LIVERPOOL - 1999





TEA FACTORY, LIVERPOOL - 1999





TEA FACTORY, LIVERPOOL - 2002





- 30 apartments/retail/leisure/office
- 356 jobs created

- 90 000 sq ft
- Housing Design Award 2001

TEA FACTORY, LIVERPOOL



VANILLA FACTORY, LIVERPOOL - 2003





VANILLA FACTORY, LIVERPOOL - 2005





VANILLA FACTORY, LIVERPOOL - 2003





VANILLA FACTORY, LIVERPOOL - 2005



- 31 office and leisure units
- 40 000 sq ft
- Urban Splash Liverpool office
- 85% let with 35% on completion

VANILLA FACTORY - LIVERPOOL





BOX WORKS, MANCHESTER - 2000



BOX WORKS, MANCHESTER - 2001





BOX WORKS, MANCHESTER - 2001



BOX WORKS, MANCHESTER - 2001





BOX WORKS, MANCHESTER - 2001



BOX WORKS, MANCHESTER - 2001





BOX WORKS, MANCHESTER - 2001





- 83 apartments
- From £176 000 to £288 000

- 95 000 sq ft
- RIBA Award for Architecture 2003

BOX WORKS - MANCHESTER





TIMBER WHARF, MANCHESTER - 2000



TIMBER WHARF - JANUARY 2001





TIMBER WHARF - MARCH 2001





TIMBER WHARF - JULY 2001





TIMBER WHARF - MARCH 2002





TIMBER WHARF, MANCHESTER - 2002





TIMBER WHARF, MANCHESTER - 2002



TIMBER WHARF, MANCHESTER - 2002





TIMBER WHARF, MANCHESTER - 2002



TIMBER WHARF, MANCHESTER - 2002





TIMBER WHARF, MANCHESTER - 2002



URBAN SPLASH HQ, TIMBER WHARF - 2002





URBAN SPLASH HQ, TIMBER WHARF - 2002





- 164 apartments /17 live work units
- From £192 000 to £600 000
- 130 000 sq ft
- RIBA Award for Architecture 2003

TIMBER WHARF - MANCHESTER



# CURRENT PROJECTS



BURTON PLACE, MANCHESTER - 2000





BURTON PLACE, MANCHESTER - 2004



BURTON PLACE, MANCHESTER





- 92 apartments
- 70 000 sq ft
- From £118 000 to £219 500
- Best CD-Rom - PAMADA Awards 2002

BURTON PLACE - MANCHESTER



BUDENBERG HAUS PROJEKTE - 2002





BUDENBERG HAUS PROJEKTE - 2005

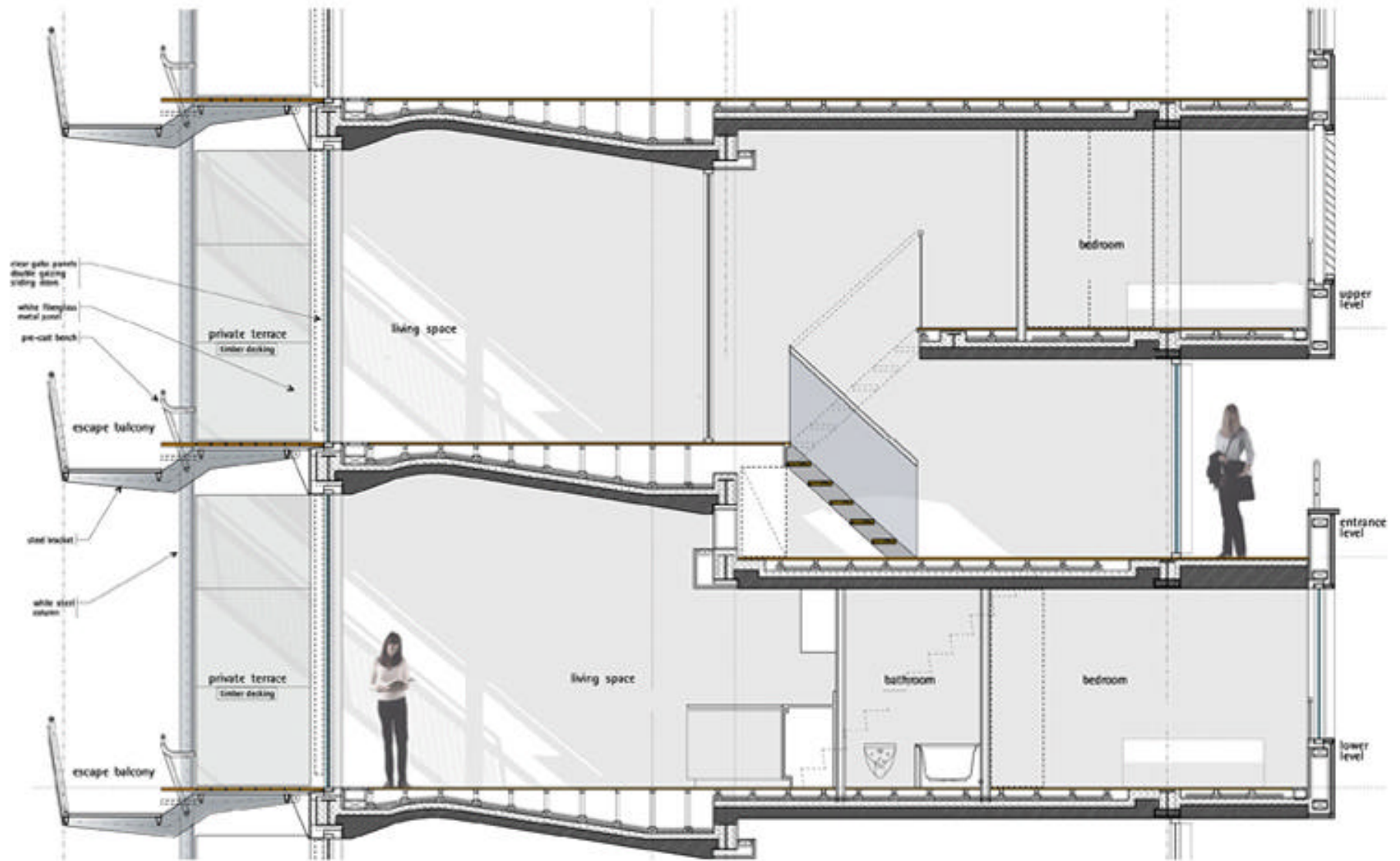


BUDENBERG HAUS PROJEKTE - 2002





BUDENBERG HAUS PROJEKTE - 2005



BUDENBERG HAUS PROJEKTE - ALTRINCHAM





BUDENBERG HAUS PROJEKTE - 2005



BUDENBERG HAUS PROJEKTE - 2005





BUDENBERG HAUS PROJEKTE - 2005



- 290 apartments
- From £160 000 to £595 000
- 250 000 sq ft
- Design by Foster and Partners

BUDENBERG HAUS PROJEKTE - ALTRINCHAM





ROYAL WILLIAM YARD, PLYMOUTH - 2002



ROYAL WILLIAM YARD, PLYMOUTH - 2002





ROYAL WILLIAM YARD, PLYMOUTH - 2002



ROYAL WILLIAM YARD, PLYMOUTH - 2003



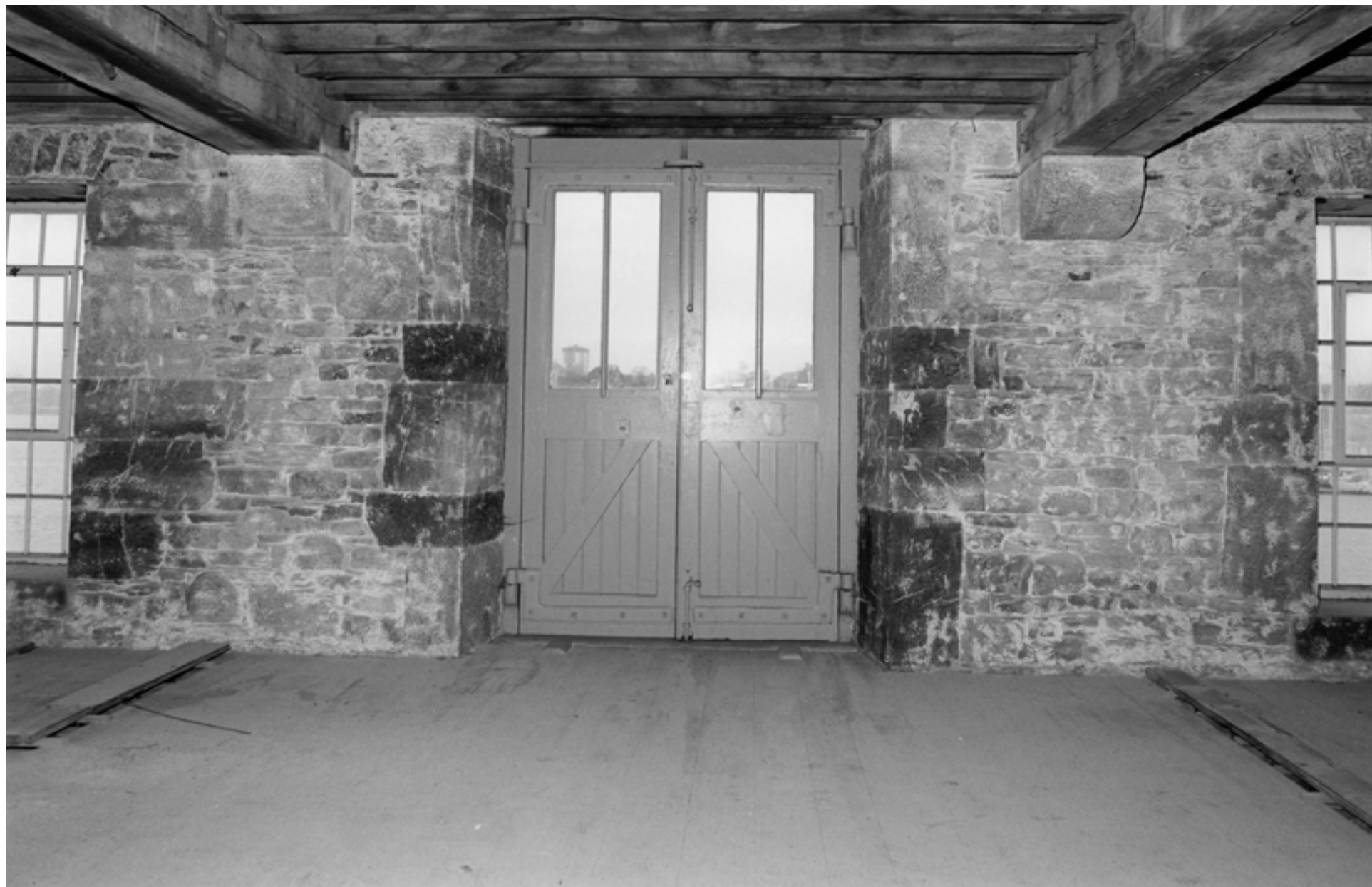


ROYAL WILLIAM YARD, PLYMOUTH - 2002



ROYAL WILLIAM YARD, PLYMOUTH - 2003





ROYAL WILLIAM YARD, PLYMOUTH - 2002



ROYAL WILLIAM YARD, PLYMOUTH - 2003





ROYAL WILLIAM YARD, PLYMOUTH - 2003



ROYAL WILLIAM YARD, PLYMOUTH - 2003





ROYAL WILLIAM YARD, PLYMOUTH - 2003





ROYAL WILLIAM YARD, PLYMOUTH - 2003





- First phase apartments sold
- From £85 000 to £415 000

- Second phase now available
- 'Winter Garden' being created

ROYAL WILLIAM YARD - PLYMOUTH



MOHO, MANCHESTER - 2002





MOHO, MANCHESTER - 2005





MOHO, MANCHESTER - 2005





MOHO, MANCHESTER - 2005



- 102 apartments
- From £139 000 to £298 000

- 67 000 sq ft
- Launching - 18 June 04

MOHO - MANCHESTER





MODULAR HOUSING

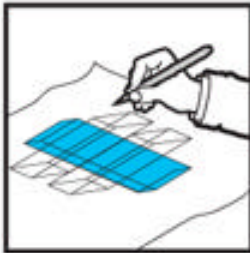


MODULAR HOUSING

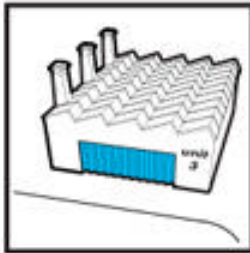




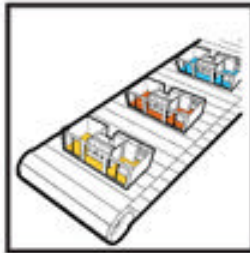
idea



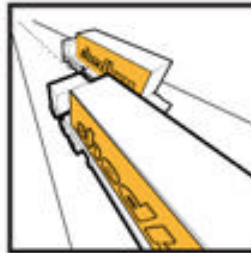
design



research



manufacture



delivery



assembly



accessorise



# MODULAR HOUSING





LISTER MILLS, BRADFORD - 2003





LISTER MILLS, BRADFORD - 2003





LISTER MILLS, BRADFORD - 2003





LISTER MILLS, BRADFORD - 2004



LISTER MILLS, BRADFORD - 2004





LISTER MILLS, BRADFORD - 2004





LISTER MILLS, BRADFORD - 2004





LISTER MILLS, BRADFORD - 2004



LISTER MILLS, BRADFORD - 2004





- First phase - Silk Warehouse
- Launching - Autumn 2004
- 131 apartments for sale
- 15 000 sq ft of offices to let

LISTER MILLS - BRADFORD





CHIPS, NEW ISLINGTON, MANCHESTER - 2007



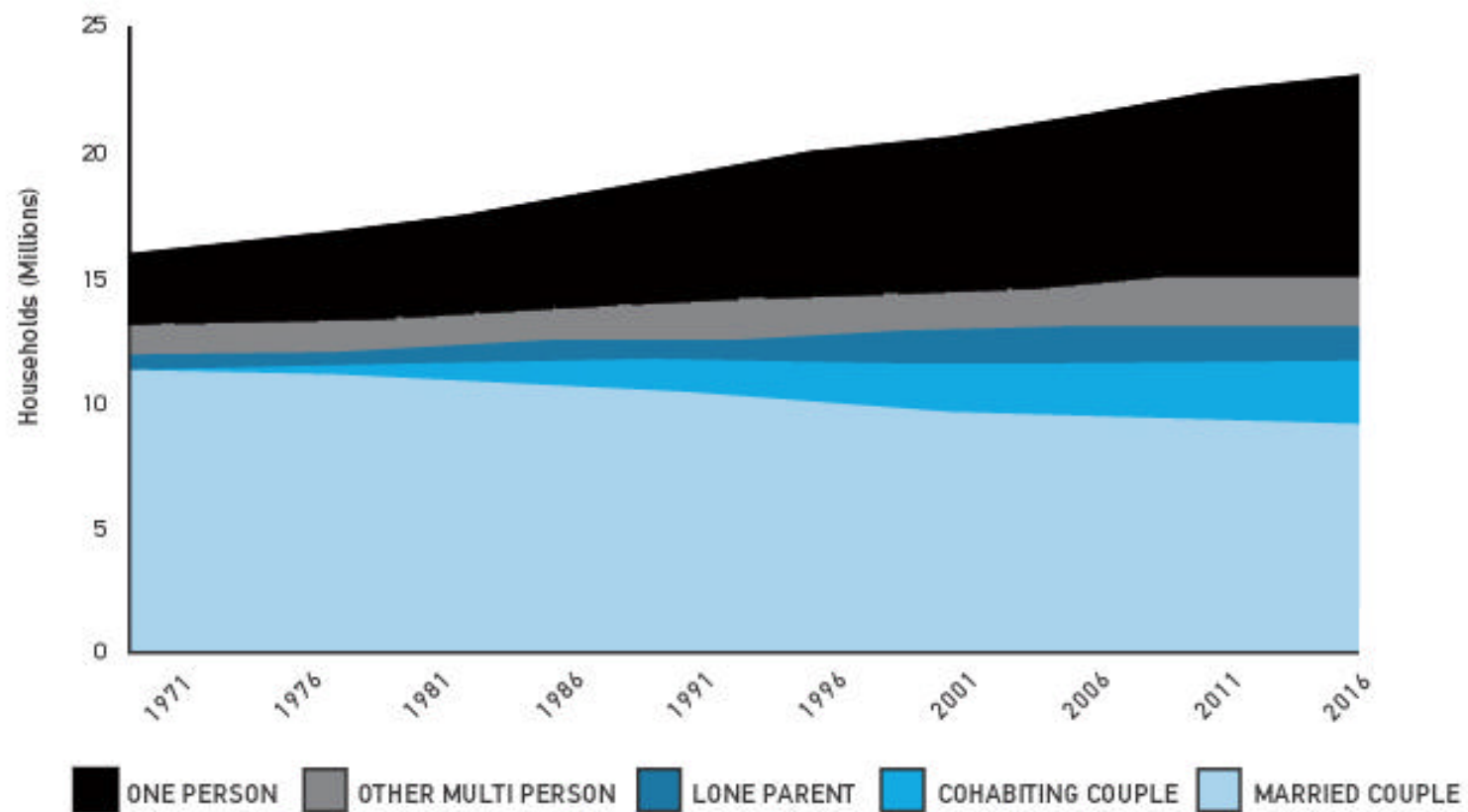


CHIPS, NEW ISLINGTON, MANCHESTER - 2007

# FUTURE PROJECTS



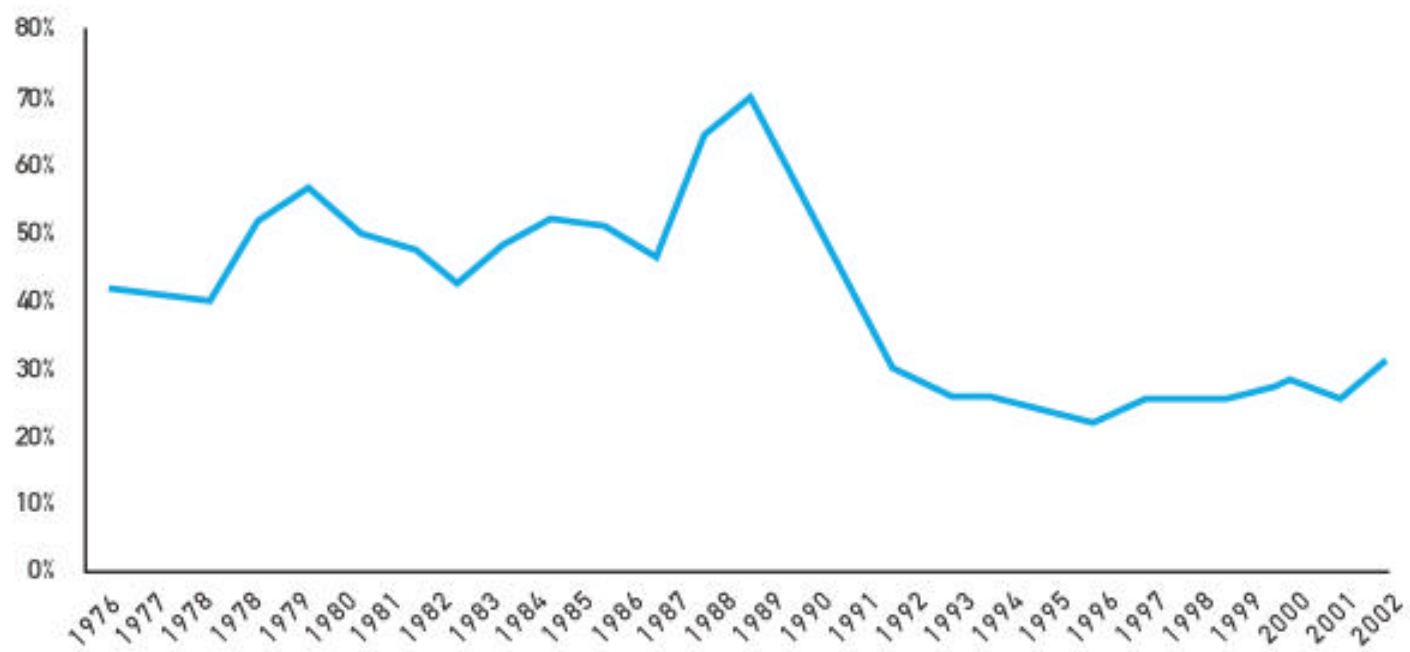
Is there still demand?



NUMBER OF HOUSEHOLDS: ENGLAND 1971 - 2016

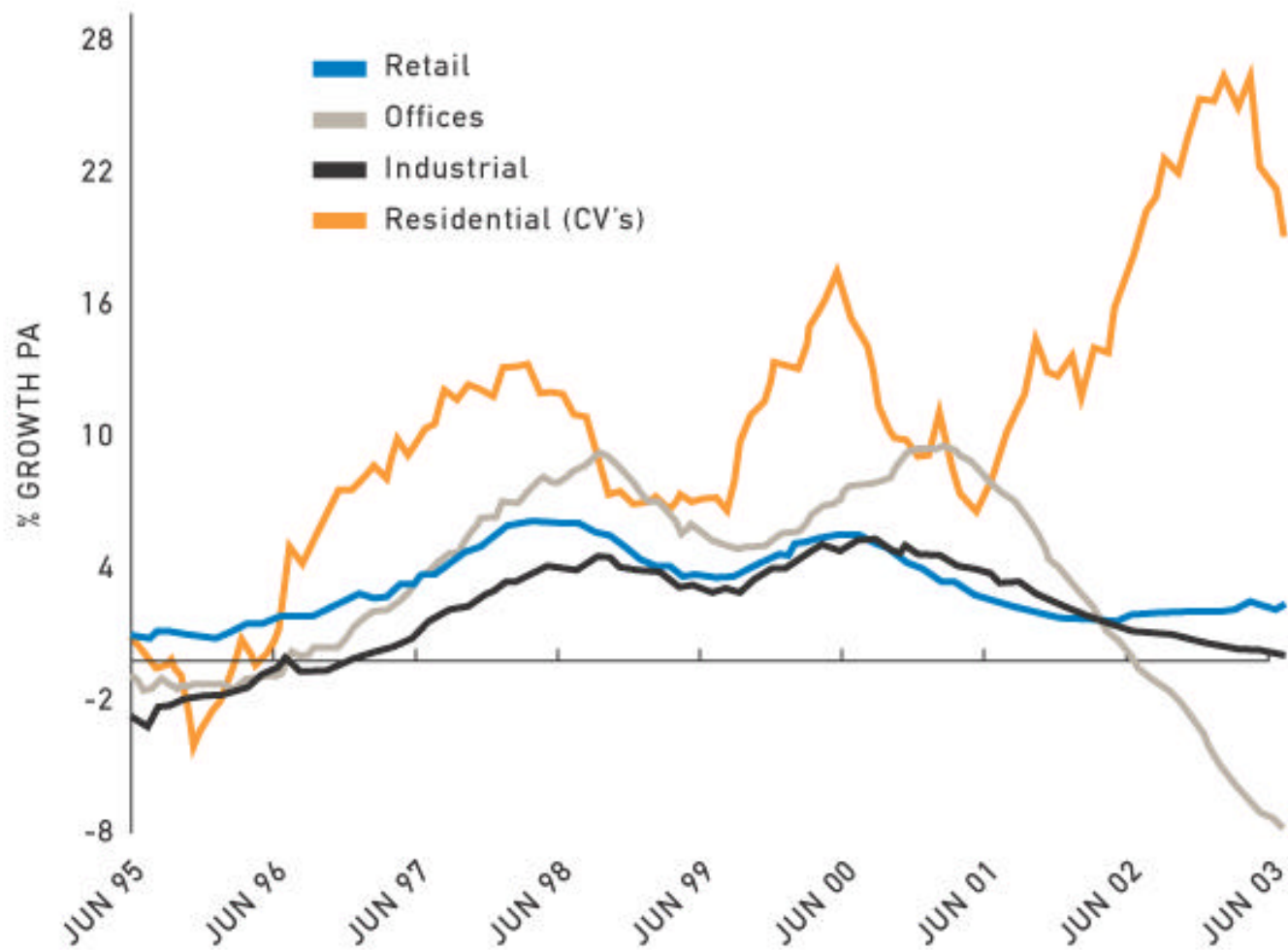


Source: GVA Grimley



AVERAGE MORTGAGE PAYMENTS TO HOUSEHOLD DISPOSABLE INCOME - UK

Source: IPD, Nationwide



COMMERCIAL RENTAL & RESIDENTIAL CAPITAL VALUE GROWTH



“Buy-to-let has proved a better investment than shares since the dotcom bubble burst in 2000. Over the past five years house prices have risen 97%. The FTSE 100 index is down 27% over the same period.”

THE SUNDAY TIMES, SUNDAY 14TH NOVEMBER 2004



2003

ROTUNDA, BIRMINGHAM

2006





TOWER BLOCKS, MANCHESTER - 2006





LONGLANDS MILL, STALYBRIDGE - 2004





SPRINGFIELD LANE, SALFORD - 2004





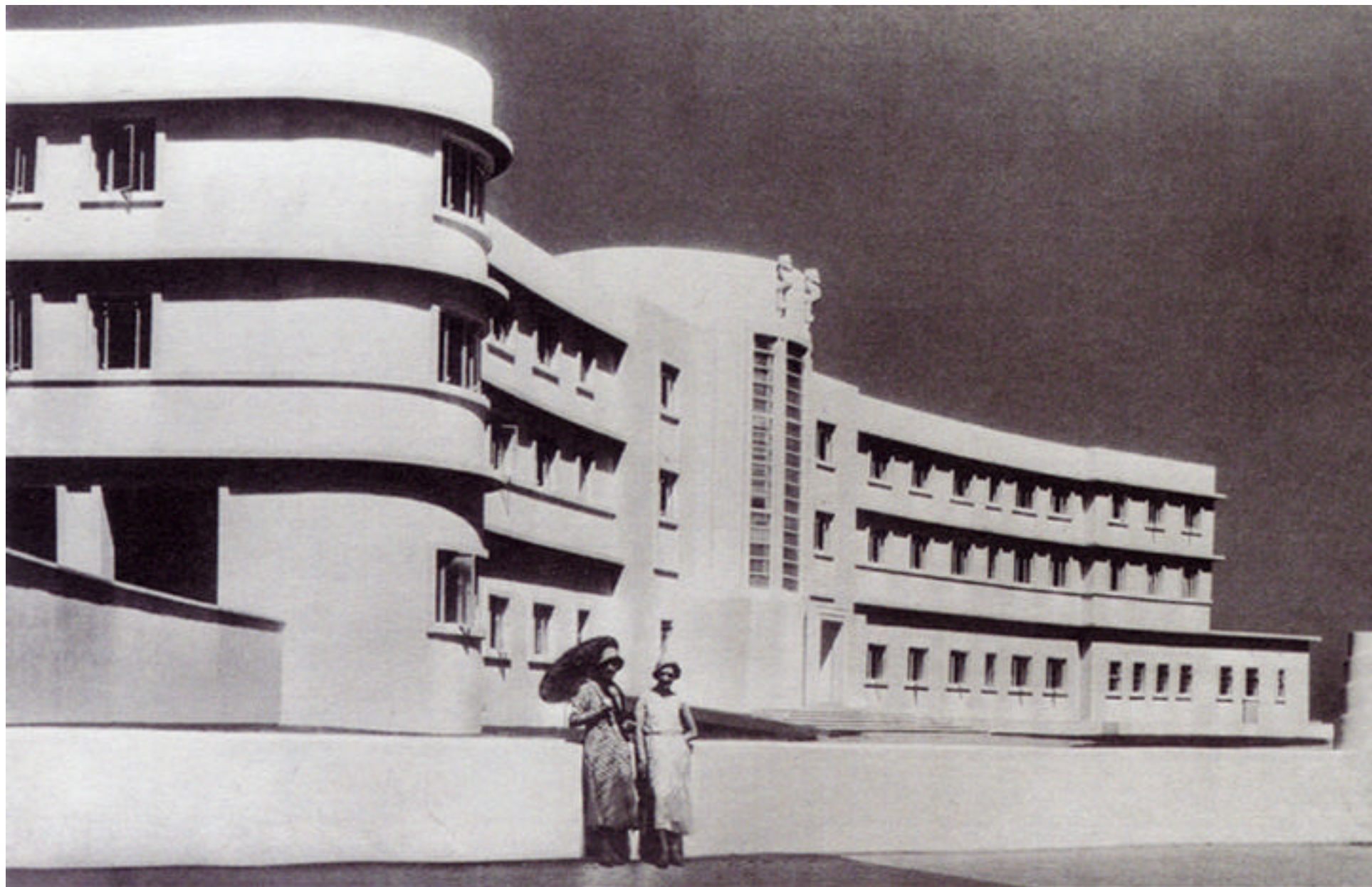
PARK HILL, SHEFFIELD - 2004





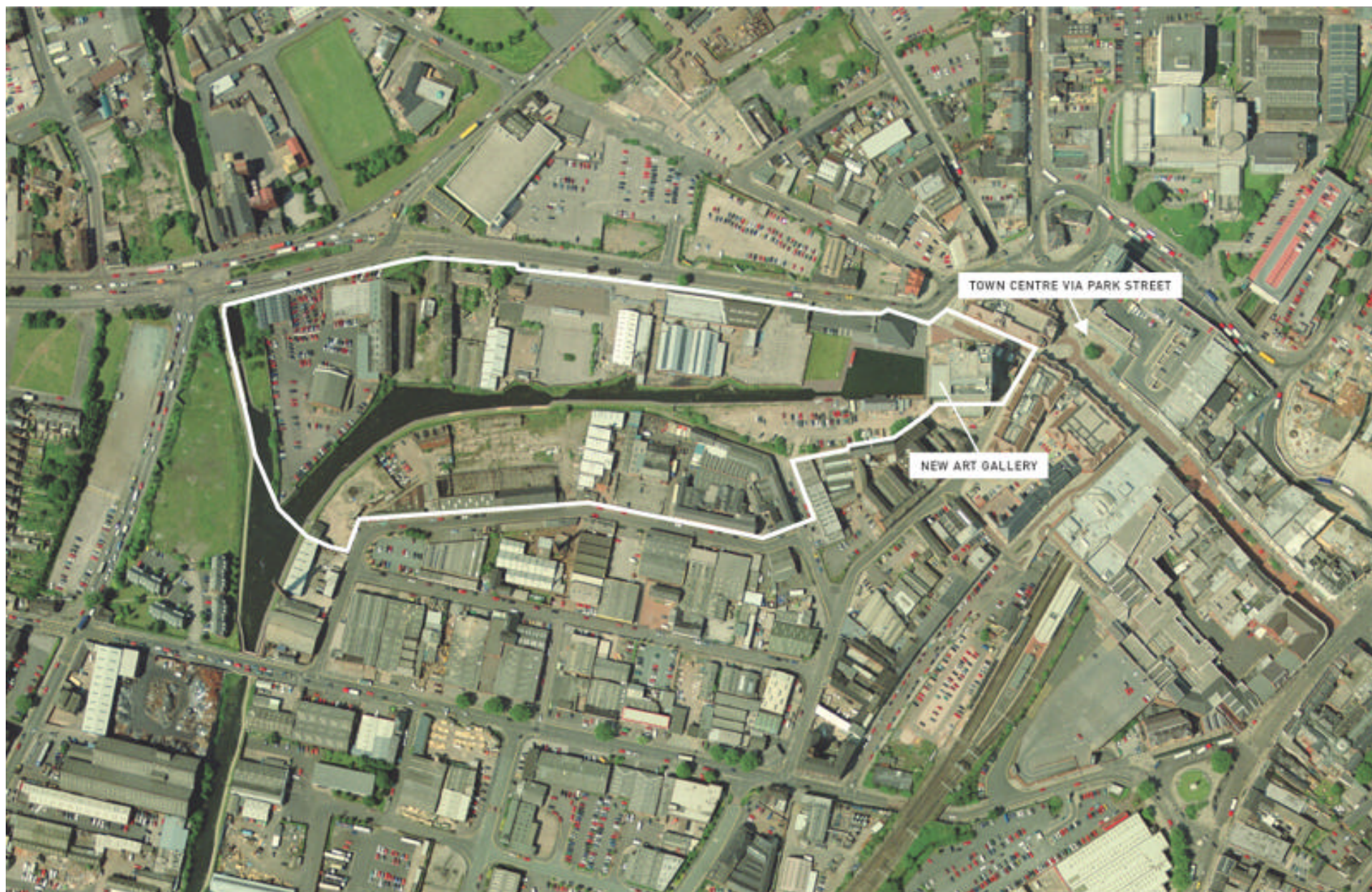
FORT DUNLOP, BIRMINGHAM - 2005





MIDLAND HOTEL, MORECAMBE - 1933





WALSALL WATERFRONT - 2003





MATCHBOX, LIVERPOOL - 2005





MATCHWORKS II, LIVERPOOL - 2005





NEW ISLINGTON, MANCHESTER - 2000





NEW ISLINGTON, MANCHESTER - 2000





ALBERT MILL, MANCHESTER - 2005





PARADE AND DRIVE, LEEDS - 2005





NEW ISLINGTON, MANCHESTER - 2018





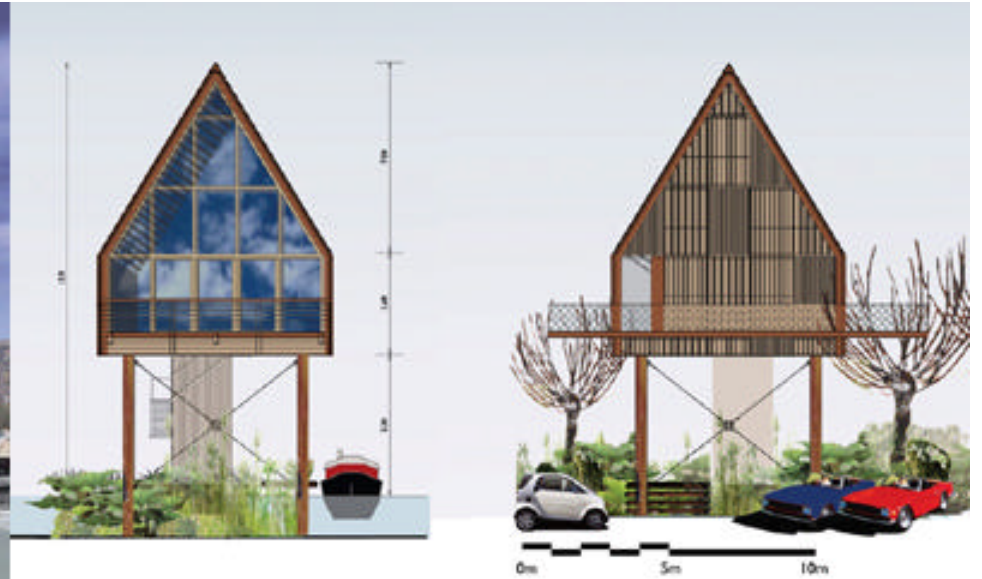
NEW ISLINGTON, MANCHESTER - 2018





NEW ISLINGTON, MANCHESTER - 2004





NEW ISLINGTON, MANCHESTER - 2018





LANGWORTHY, SALFORD - 2003





LANGWORTHY, SALFORD - 2003





LANGWORTHY, SALFORD - 2003





LANGWORTHY, SALFORD - 2006

Changing peoples perceptions  
and creating self-fulfilling  
prophecies

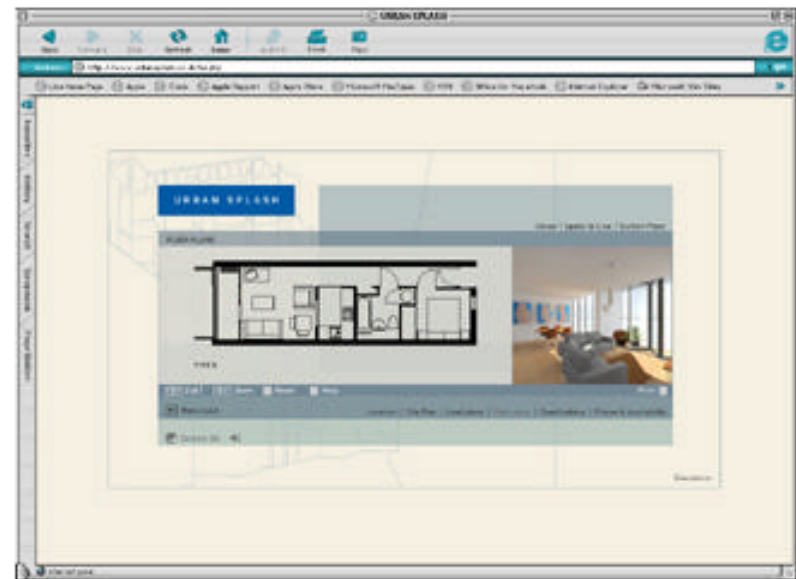
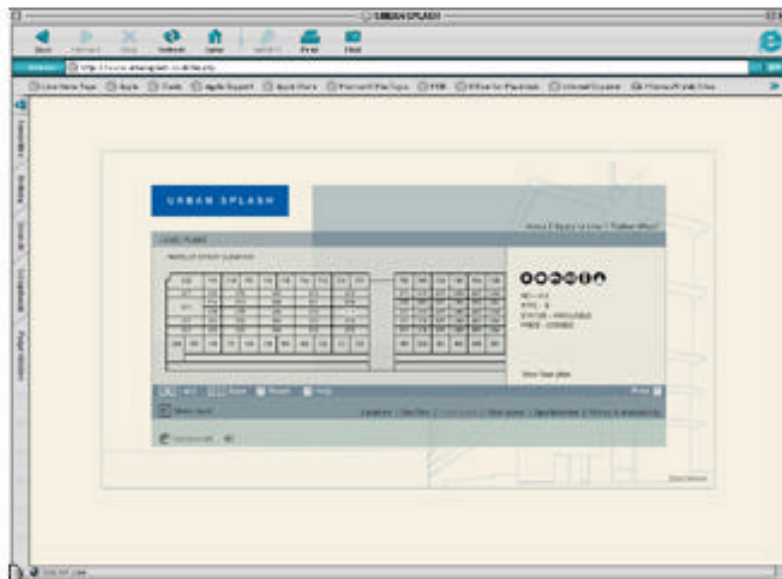
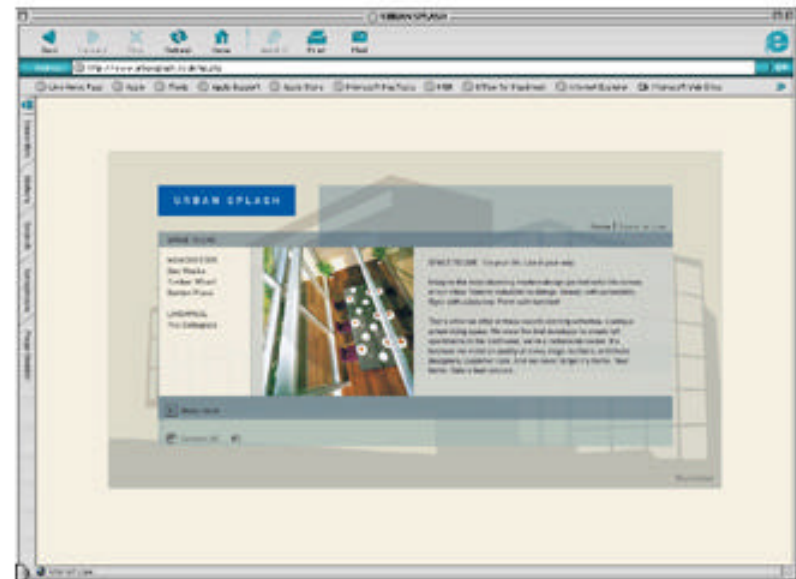
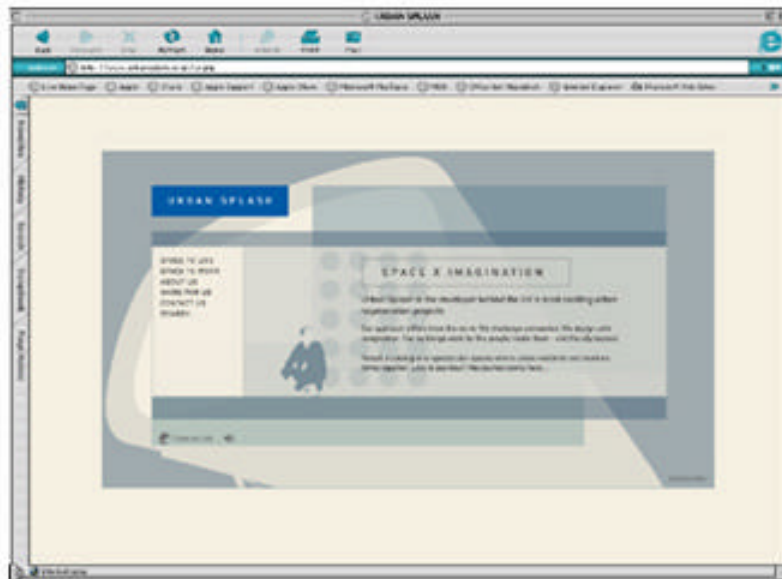










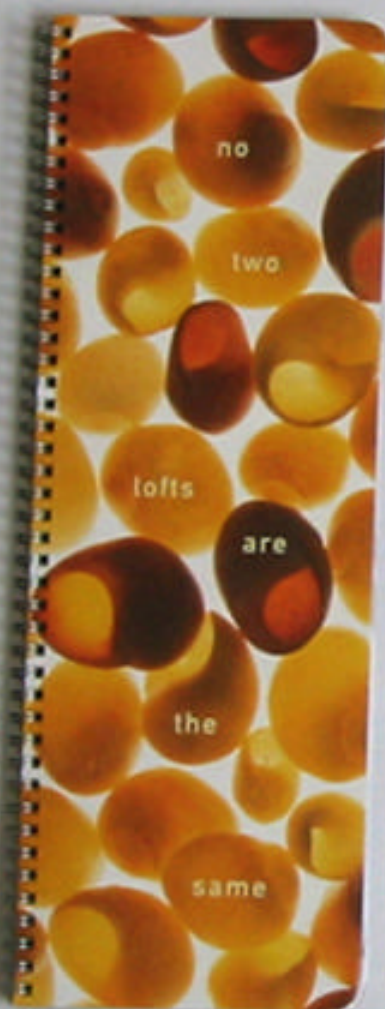


WWW.URBANSPLASH.CO.UK



ANNUAL REPORT





BROCHURES



CD-ROM BROCHURE





CD-ROM BROCHURE







BROCHURES







PERMANENT SIGNS





BANNERS





NOT PROPERTY

# Making a splash

The philanthropic millionaire Tom Bladen owns large chunks of Manchester and Liverpool and creates homes for 'decision-makers'. Not bad for a Young Socialist who started out fogging posters. By E. Jane Dickson. Photograph by Robert Walker

Tom Bladen is not the first to become a millionaire. He is not even the first to become a philanthropist. But he is the first to become a philanthropist who has been a millionaire.

At 35, Bladen is one of the youngest millionaires in property development. He will make millions off every he touches. He has never spent a day in a prison cell, and he has never spent a day in a prison cell.

Questions about his wealth are often asked by the press. He is not a millionaire. He is not a millionaire. He is not a millionaire. He is not a millionaire.

"I have a vision of a new world. I have a vision of a new world. I have a vision of a new world. I have a vision of a new world."

When it came to advertising, he cut out the middleman in a suitably grand style by acquiring a radio station

There is a man, slightly to the left, who suggests a world of other-worldly grandeur. "What's interesting about Tom Bladen?" he continues. "He has a vision of a new world. I have a vision of a new world. I have a vision of a new world."

"I'm not a millionaire. I'm not a millionaire. I'm not a millionaire. I'm not a millionaire. I'm not a millionaire. I'm not a millionaire."

message from the Young Socialist. The message was: "I'm not a millionaire. I'm not a millionaire. I'm not a millionaire. I'm not a millionaire."

In the time it took for this early notice to hit, Bladen had made the point that he was not a millionaire. He was not a millionaire. He was not a millionaire.

Bladen had made the point that he was not a millionaire. He was not a millionaire. He was not a millionaire. He was not a millionaire.

"I have a vision of a new world. I have a vision of a new world. I have a vision of a new world. I have a vision of a new world."

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"I have a vision of a new world. I have a vision of a new world. I have a vision of a new world. I have a vision of a new world."

"The history of Tom Bladen is the history of a man who has made a fortune out of nothing. He has made a fortune out of nothing. He has made a fortune out of nothing."

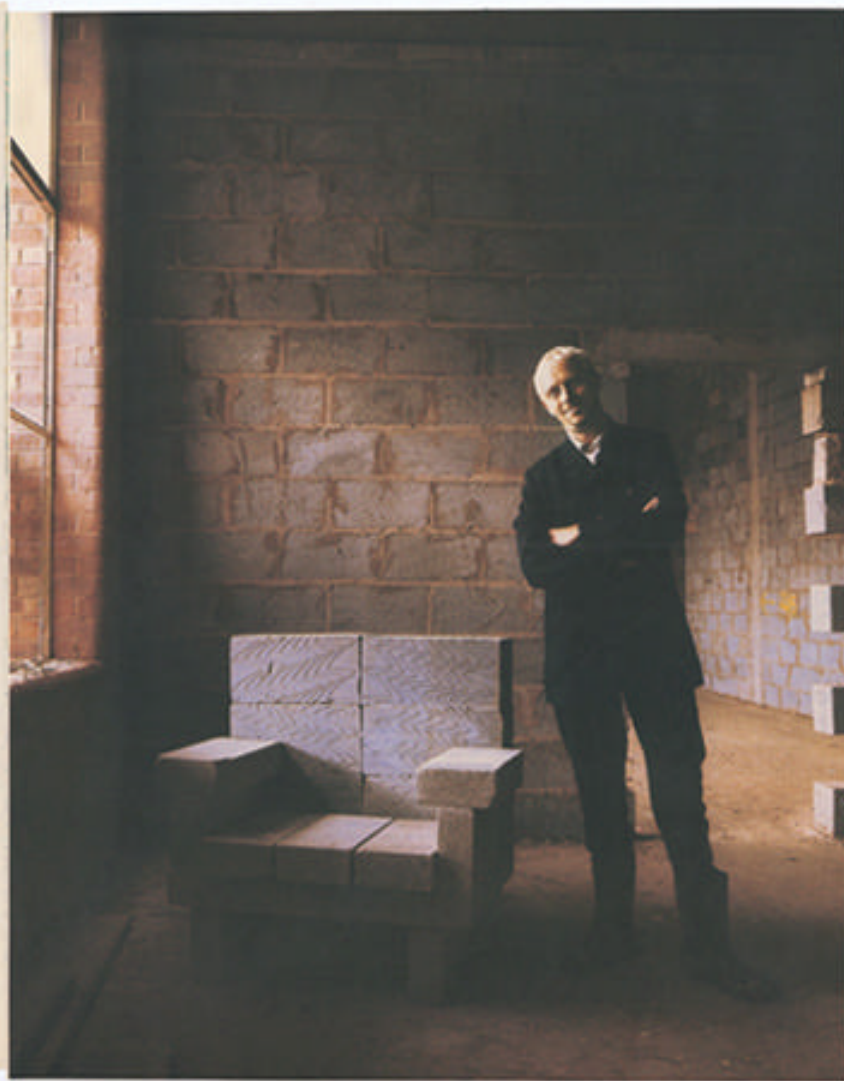
By now, Bladen had made the point that he was not a millionaire. He was not a millionaire. He was not a millionaire. He was not a millionaire.

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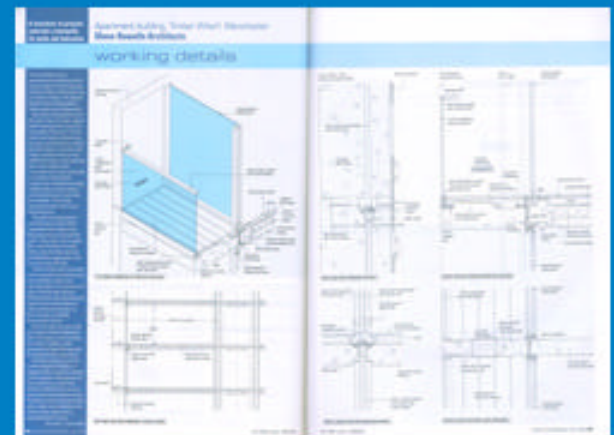


URBAN SPLASH PRESS









URBAN SPLASH PRESS



*"Last year the judges asked if Urban Splash could move from being an interesting regional developer to a national player tackling massive new projects. The answer is a resounding yes. The New Islington project in particular persuaded the judges the developer should top this year's list."*

URBAN SPLASH RIBA JOURNAL CLIENT OF THE YEAR 2004

**NIGHTMARE IN SUBURBIA**  
Walton-on-Thames: filthy  
rich or just filthy? p6-7

**KILLER QUEEN**  
Naomi Cleaver, TV's stiletto  
heeled dominatrix p5



The Daily Telegraph

Saturday, October 4, 2003 property.telegraph.co.uk

# property



Britain's most famous street is due for a makeover. The gritty, grimy back-to-back terrace is to go and in its place will come smart, new and affordable homes. At least, that's the plan. **Michael Prestage** reports from Coronation Street

URBAN SPLASH PRESS



*“Where will money be made in the next few years? Well one thing that Urban Splash has done so much better than anyone else in the regeneration game is to demonstrate that regeneration is highly profitable in the most unlikely places, and that in property, just as in any other business, it can be style and imagination that drive wealth creation.”*

LEE MALLET. PROPERTY WEEK. 9TH JULY 2004

# Telegraph & Argus

FINAL

PART OF THE FAMILY

**JOB**

Wednesday, August 14, 2008 33p

www.thetelegraph.co.uk



**800 JOBS**

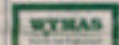
in tonight's pull-out



**AUTHOR TAKES A NEW TACK ON SPANISH ARMADA**

Sailing into history - Page 3

**Man, 52, quizzed over 999 fraud**



Police have today arrested a 52-year-old man on suspicion of fraud after he was found to have made 999 calls to the police. The man, who has been charged with fraud, was arrested at his home in the city. He is being held in custody and will appear in court on a later date. The police are currently investigating the case and have not yet released any further details.

**SEE PAGE 3**

## BLAZING A

## TRAIL

**City regeneration is 'a beacon for others to follow'**

By JASON THORNTON  
City Editor

Sheffield's ambitious regeneration scheme will bring a trail for the rest of the country, says a leading expert. The scheme, which is being led by the city council, is a landmark project that will transform the city's skyline and create thousands of jobs. The expert, who has been consulted on the scheme, believes that the city's regeneration is a model for other cities to follow.

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Sheffield's regeneration project manager, Jason Thornton, says the city's regeneration is a model for other cities to follow.

**BIG TRANSFORMATION CONTINUES**



Sheffield's regeneration project manager, Jason Thornton, says the city's regeneration is a model for other cities to follow.



## Mill revamp marches on

By JASON THORNTON  
City Editor

The city's regeneration project is well advanced, says a leading expert. The scheme, which is being led by the city council, is a landmark project that will transform the city's skyline and create thousands of jobs. The expert, who has been consulted on the scheme, believes that the city's regeneration is a model for other cities to follow.

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URBAN SPLASH PRESS



*"Innovation and good design are integral to Urban Splash's projects, which has helped win it a national reputation. But it also comes with a revolutionary philosophy for the mercurial world of property speculation; it cares about the communities it works in."*

GEORGE MAKIN, WALSALL ADVERTISER,  
24TH FEBRUARY 2005



发起人

JOURNAL

[Example:  $100\% = 0.10 + 0.10 + 0.10 + 0.10 + 0.10 + 0.10 + 0.10 + 0.10 + 0.10 + 0.10$ ]

**Urban Splend.**  
New Broadway, downtown  
New York. Architectural representation  
of a new urban setting.

Last year the judges asked if Urban Splash could move from being an interesting regional developer to a national player holding numerous new projects. The answer is a resounding yes.

It is specifically Maslow's *Need for Self-Actualization*, where it is a yearning to realize one's potential, that prompted the judges the decision should not be made for her.

Building work has just started on the first phase, designed by the Graham Hill. Later phases will be designed by his firm and others in a consortium by Will Sharp, who has also designed the Clays building (opposite) and Gilletta House (lower left) - one mile from the Clays site.

The judges described New Kilgallon as 'a radical shift in street approach to homelessness', and they praised the involvement of local people. Residents there say that the centre was formed by them.

The judges said that, along with several placed August, *Globe Spirit* distinguished itself in its approach to a wide range of subjects. It has backed extensive collaboration with the first local business for private sale, through by auction, on site in Cambridge, Massachusetts. In the digital world, *Globe Spirit* has a lot of talent, it is having and back business time. *Globe Spirit* addresses,

It is also essential to visiting great architecture here for just Clavin himself is creating Birmingham's most talked about National office tower ever built, and last year Urban Splash received the 2006 Best Midland

[illegible]

Clifford Spauld has a reputation for communicating well-regarded will-there, including those of the American Foreign Press, the American Press and the American Press. It is also willing to take a chance with new ideas, it is usually quick to respond to a change in the market.

Architects are chosen by open competition or by invited design proposals for a particular project. Everyone agrees to document plans, but picking architects through competition – especially build awards like New Building the results of which are often to be announced. An architect and selected for one scheme may well be considered for another.

URBAN SPLASH PRESS



*"People are queuing up to work for Urban Splash, and of those that do, 84% say they are proud to and 83% love it, both among the 10 highest scores."*

THE SUNDAY TIMES BEST SMALL COMPANIES TO WORK FOR,  
18TH MARCH 2004

*"...making the clamour to work for Urban Splash as great as it is for one of its trendy flats - 88% are proud to work there and 83% declare they "love it"."*

THE SUNDAY TIMES BEST SMALL COMPANIES TO WORK FOR,  
12TH MARCH 2005

Since 1993 Urban Splash  
have received 131 regional  
and national awards:

- 26 RIBA (Royal Institute of British Architects) Awards
- 16 Civic Awards
- 11 Regeneration Awards
- 29 Other Architecture and Design Awards
- 9 Business Awards
- 14 Marketing Awards
- 26 Personal/Entrepreneurial Awards

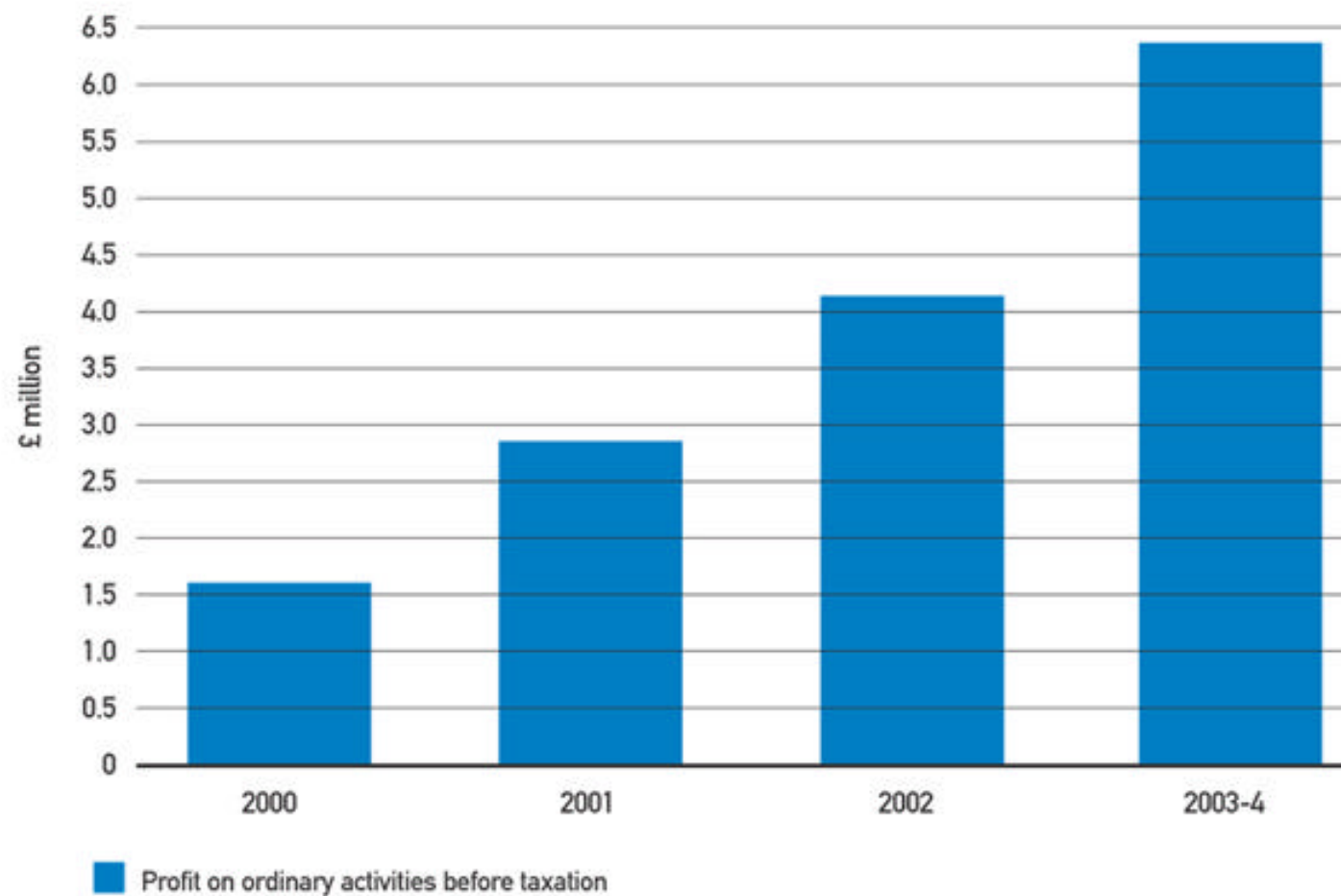




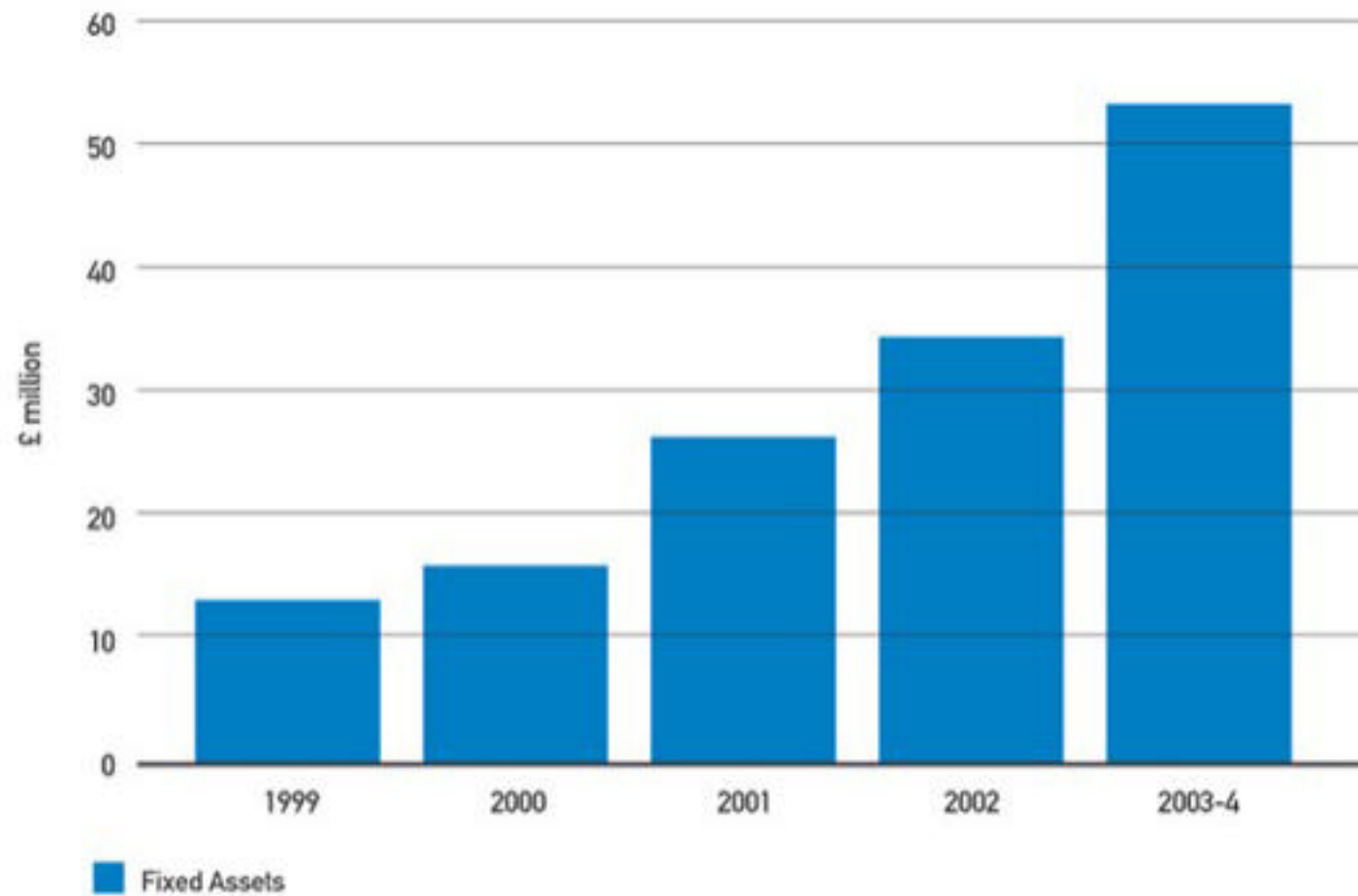








NET PROFIT



BALANCE SHEET ASSETS



**“We will leave this city not less  
but greater, better and more  
beautiful than it was left to us.”**

OATH SWORN BY CITIZENS OF ANCIENT ATHENS